



Architectural Review Board

Supplemental Meeting Minutes

August 17, 2015

Site Visits- 217 Pr. Anne St. and 206 Charles St.
Meeting continued in Conference Room, City Hall
Fredericksburg, Virginia

Approved
14 SEP 15
CWN

Members Present

Kerri S. Barile, Chair
Jamie Scully
Jon Van Zandt
Sabina Weitzman
John Harris
Susan Pates

Members Absent

Ken McFarland

Staff

Erik Nelson

Dr. Barile called the meeting to order at 6:00 p.m., at 217 Princess Anne Street.

OPENING REMARKS

Dr. Barile noted that a quorum was present. Mr. Nelson reported that public notice requirements had been met.

APPROVAL OF AGENDA

The agenda had been set at the meeting on August 10.

DISCLOSURE OF EX PARTE COMMUNICATION

Dr. Barile noted that she had received an e-mail from the applicant's neighbor, David James (213 Princess Anne Street), which she had shared with the Board (e-mail attached). No one else reported having engaged in any *ex parte* communication.

DISCLOSURE OF CONFLICTS OF INTEREST

Dr. Barile noted that all cases were ongoing and that any conflicts had been disclosed at previous meetings.

OLD BUSINESS

John Janney – Exterior alterations at 217 Princess Anne Street

Mr. Janney opened the house so members could tour the property and examine the windows.

After carefully inspecting the windows, the Board discussed their condition and architectural significance. Ms. Weitzman made a motion to deny replacement of the windows visible from a public right-of-way. Ms. Pates seconded.

Mr. Harris said he had no problem with replacement windows on the side and rear elevations and made a substitute motion to deny replacement windows on the front elevation, but to allow them on the sides (the rear elevation being outside the Board's purview). Mr. Van Zandt seconded.

Ms. Weitzman observed that the windows tell the story of the house and are still serviceable. Dr. Barile called for a vote on the substitute motion. Motion failed on a 2-4 vote, with Dr. Barile, Ms. Pates, Ms. Weitzman, and Mr. Scully voting against.

Dr. Barile called for a vote on the initial motion, to deny replacement of any windows visible from a public right-of-way. Motion carried 4-2, with Mr. Harris and Mr. Van Zandt voting against.

The Board proceeded to 206 Charles Street

Downtown Greens, Inc. – Exterior alterations at 206 Charles Street

Jason Gallant and Sarah Perry were on hand at 206 Charles Street so the Board could gain access to the building and examine the windows. Mr. Gallant reviewed the various options they had considered.

The Board inspected the windows and then discussed whether they should be replaced and, if so, with what? The basement windows were clearly a mixture of previously replaced windows, but the upper level windows appeared reasonably intact and repairable.

Mr. Scully made a motion to allow replacement of the basement windows with vinyl- or aluminum-clad wood windows, with one-over-one sash. Mr. Harris seconded. Motion carried unanimously.

The Board proceeded to City Hall.

Roy and Marie Leonard – Exterior alterations at 1310 Prince Edward Street

Mr. and Mrs. Leonard and their contractor, Jeff Furnie of Hand Construction, joined the Board in the City Hall Conference Room. They expressed frustration about the process that was taking longer than what they had been led to believe would be the case.

Ms. Weitzman reviewed the differences between vinyl windows and vinyl-clad units. When considered appropriate, the Board has approved clad units.

Mr. Scully pointed out that the initial staff memo had reported that the applicants had indicated they would install vinyl-clad units, but the information subsequently provided by the applicants had been for vinyl units.

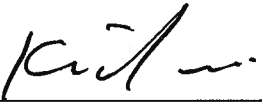
Mr. Harris expressed concern that the Board was not using common sense, since the windows were not going to be very visible to the public.

Mr. Van Zandt made a motion to approve the installation of vinyl- or aluminum-clad, thermal pane, double-hung wood windows, with simulated divided glass in a six-over-six pattern. Ms. Pates seconded. Motion carried 5-1, with Mr. Harris voting against.

NEW BUSINESS

None

Meeting adjourned at 8:00 p.m.



Dr. Kerri S. Barile, ARB Chair